

# UNOFFICIAL COPY



Doc#: 0629358013 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/20/2006 10:42 AM Pg: 1 of 3

## WARRANTY DEED

STC-2307

THIS INDENTURE WITNESSETH,

That the Grantors, **Ryan Hertz** and **Amy Hertz**, husband and wife of Westchester, Illinois,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **Gavin Zarbock**, a single man, never married, ("Grantee"), whose address is 8040 White Avenue, Lyons, Illinois 60534 the following described real estate, to-wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

SUBJECT TO: (a) general real estate taxes not due and payable at the time of closing; (b) applicable zoning and building laws and ordinances; (c) special taxes or assessments for improvements not yet completed and other assessments or installments thereof; (d) covenants, conditions, restrictions, agreements, building lines and encroachments of record; (e) acts done or suffered by Grantee or anyone claiming through Grantee; (f) utility easements, whether recorded or unrecorded; (g) any plat of subdivision affecting the Parcel; and (h) liens and other matters of title over which Standard Title Corporation is willing to insure without cost to Grantee.

COOK COUNTY CLERK  
VILLAGE OF WESTCHESTER  
CERTIFICATION OF COMPLIANCE  
Village of Westchester

10-13-06

G. Downs

3P

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IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 13<sup>th</sup> day of October, 2006

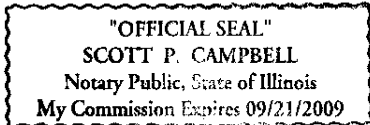
Amy Hertz  
Amy Hertz

Ryan Hertz  
Ryan Hertz

STATE OF ILLINOIS     )  
                                  ) SS  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that **Amy Hertz** and **Ryan Hertz**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13<sup>th</sup> day of October, 2006.



Scott P. Campbell  
Notary Public

My commission expires 9/21/09

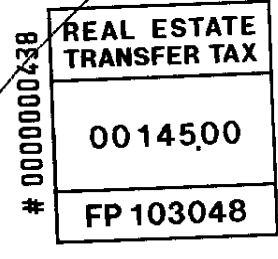
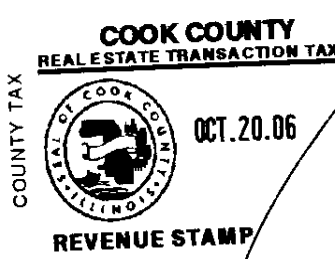
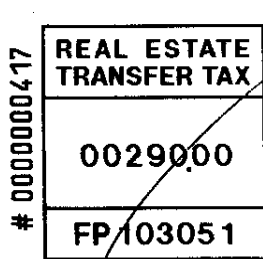
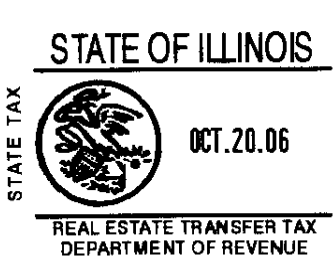
After Recording Mail to:

Rany Hribel, Esq.  
10500 W. Cermak Road  
Westchester, Illinois 60154

Send Subsequent Tax Bills to:

Gavin Zarbock  
10342 Cambridge  
Westchester, Illinois 60154

This Instrument Was Prepared by: J. David Ballinger, Esq.  
Whose Address Is: Horwood Marcus & Berk Chartered  
180 N. LaSalle Street, Suite 3700  
Chicago, IL 60601



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## EXHIBIT "A"

THE WEST 7 FEET OF LOT 94 AND ALL OF LOT 95 IN GEORGE F. NIXON & COMPANY'S WESTCHESTER, IN THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE SOUTH ½ OF THE VACATED ALLEY NORTH OF AND ADJOINING, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 15-21-103-056-0000

Commonly known as: 10342 Cambridge, Westchester, Illinois

Property of Cook County Clerk's Office